



A two bedroom top (second) floor apartment forming part of this conveniently located and well respected retirement complex (residents must be aged 60/65 years or older). Set in a central location, "The Acorns" retirement complex is within genuine walking distance (0.2 miles) from a range of local amenities at both Tubs Hill Parade and Station Parade, as well as providing easy access to Sevenoaks mainline station with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. A wider array of all shopping, social and leisure facilities can be found in the town centre (0.8 miles) including beautiful Knole Park.

The well planned accommodation comprises a welcoming entrance hallway with plenty of built in storage, a through sitting/dining room with feature bayed window to front, fitted kitchen, two bedrooms (master with built-in wardrobes) and the bathroom. Further benefits include emergency pull cord alarm system for peace of mind as well as onsite resident warden (part time), residents parking and use of the well tended communal gardens. Available with NO CHAIN, your internal inspection comes highly recommended in order to fully appreciate this apartment and its most convenient location.

12 The Acorns

Bradbourne Park Road, Sevenoaks, Kent, TN13 3YD
Freehold



Guide Price £149,500

COMMUNAL ENTRANCE

With secure access via residents key fobs / entrance keypad, the communal entrance is a welcoming, clean and tidy area with a residents noticeboard, lift access and stairs to each floor providing access to each of the twelve apartments in the block.

HALLWAY

Private entrance door with spyhole, radiator, coved ceiling, fitted carpet, door to hall storage closet, further door also to walk in airing / linen cupboard. Master panel complete with speaker for emergency assistance/on site warden.

SITTING / DINING ROOM

Double glazed feature bay window to front, double and single radiators, coved ceiling, fitted carpet, raised television, telephone and electric sockets for ease of use, wall mounted telephone entry system, emergency assistance alarm pull cord for peace of mind. Multi paned door provides access through to the kitchen.

KITCHEN

Kitchen has double glazed window to side, coved ceiling, vinyl flooring and localised wall tiling in an attractive brick bond pattern. Series of matching wall and base units set with rolled top work surfaces incorporating sink unit and drainer, integrated oven with four ring hob and overhead extractor, space for further utilities including washing machine, under counter fridge and freezer units and wall mounted boiler.

BEDROOM ONE

Double bedroom with double glazed window to front, radiator, coved ceiling, fitted carpet, raised television point and electric sockets for ease of use, emergency assistance alarm pull cord for peace of mind and built in double wardrobe with sliding mirrored fronts.

BEDROOM TWO

Single bedroom with double glazed window to front, radiator, coved ceiling, fitted carpet, raised electric sockets for ease of use, emergency assistance alarm pull cord for peace of mind.

BATHROOM

Heated towel rail, localised wall tiling, mosaic tile effect vinyl flooring, coloured suite comprising bathtub close coupled WC and pedestal wash hand basin.

PARKING

The communal parking courtyard provides multiple spaces for residents and visitors alike - parking spaces are not allocated.

GARDENS

The apartment benefits from usage of the well tended communal garden areas, which are predominately laid to lawn with well stocked flower and shrub borders. There are places for residents to sit out and enjoy the gardens and to air laundry.

ADDITIONAL INFORMATION

Property is leasehold and runs from 1990 (63 years currently remain). Management by First Port.

Council Tax Band D

Service charges = £5158.92 for the year (£429.92 pcm)

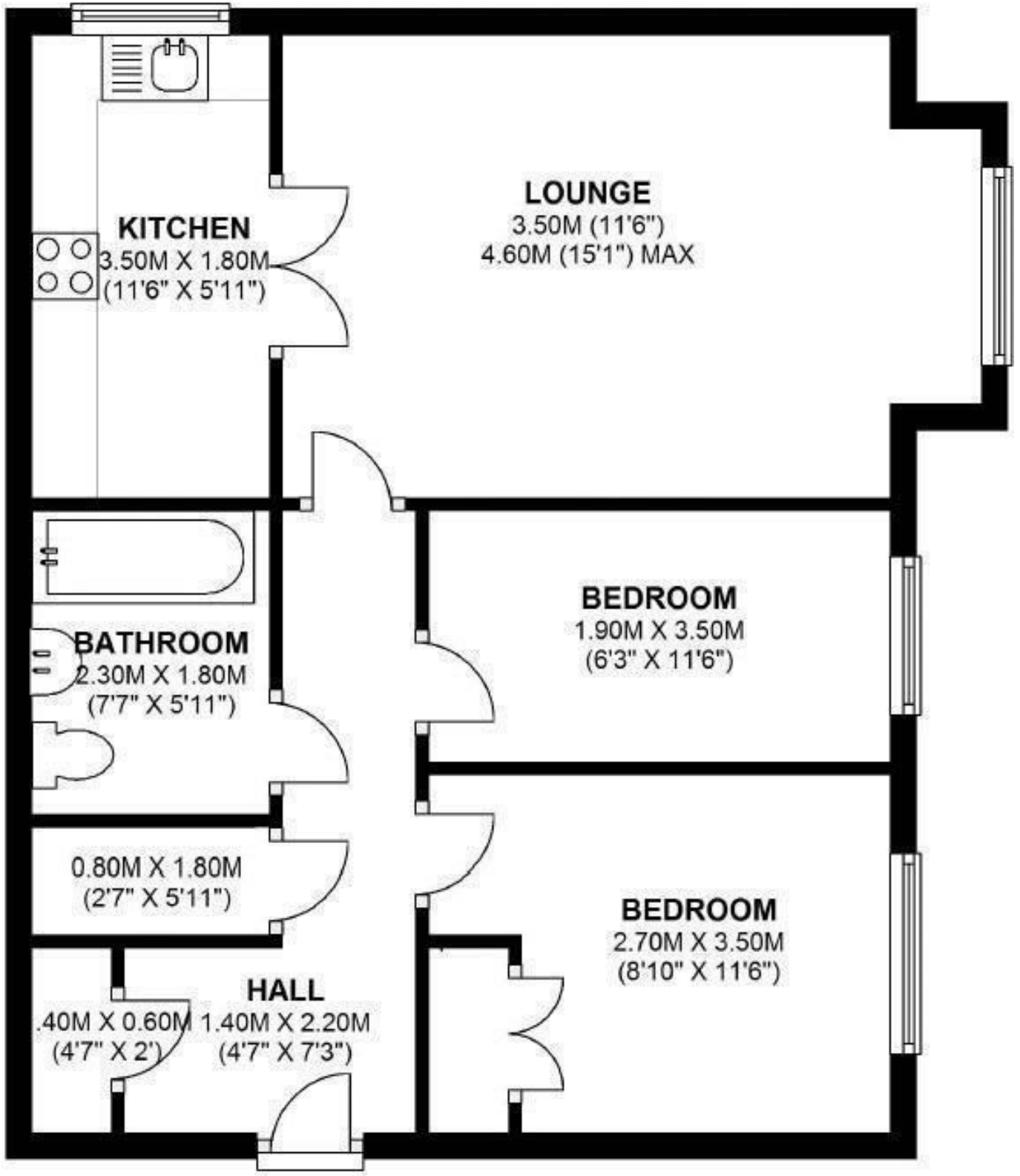
Ground rent = £247.26 (Paid twice yearly at £123.63)





TOP FLOOR

APPROX. 52.5 SQ. METRES (565.1 SQ. FEET)



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